

M I N U T E S
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

OCTOBER 31, 2006

Meeting was commenced at 7:04 p.m.

PRESENT:

Council Members: Chairwoman Linda Martinez Saville, Vice Chairman Dennis Tenney, Bryant Anderson, Scott Cowdell, Steve Fairbanks, Chris McCandless, and Stephen Smith

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Zoning Administrator James McNulty; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Deputy to the Mayor John Hiskey; Police Lieutenant Mitch Howard; Assistant CAO Scott Bond; Council Office Director Phil Glenn; Council Office Manager Naleen Wright;

ABSENT/EXCUSED:

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by Community Development Director Mike Coulam, and the Pledge was led by Assistant CAO Scott Bond.

2. **CITIZEN(S) COMMENTS:**

a. None

PUBLIC HEARING(S):

3. **Code Amend: Central Business District (Unique to "Office Park District "[CBD-O]**
Public Hearing to consider a request of the Sandy City Community Development Department to amend Title 15, Land Development Code, Revised Ordinances of Sandy City, by amending §15-04-03(A)(12), "Central Business District", Uses and Standards Unique to the "Office Park District" (CBD-O).

DISCUSSION: Zoning Administrator **Jim McNulty** reported that the Sandy City Community Development Department filed a request to amend Section 15-04-03(A)(12), Central Business District, Uses and Standards Unique to the "Office Park District" (CBD-O). Recently, restrictions on building height have been discussed relative to proposed buildings adjacent to the Government Center block (adjacent to City Hall). Current ordinance requires buildings to be a minimum of four [4] stories in height. Staff is proposing to add an exception which allows buildings adjacent to the Government Center block to be a minimum of two [2] stories in height. The proposed ordinance amendment will also allow for the view to City Hall (from the south and east) to remain partially unobstructed. The proposed change has been included as **Exhibit "A"** of these minutes.

It is proposed to amend Section 15-04-03(A)(12), Central Business District, Uses and Standards Unique to the "Office Park District" (CBD-O). The ordinance amendment is intended to provide some flexibility for proposed buildings adjacent to the Government Center block. Specifically, the proposed ordinance amendment would allow for a two [2] story structure to be constructed adjacent to City Hall (vacant parcel southeast of City Hall). The proposed ordinance amendment will not create any additional non-conforming uses within the CBD or CBD-O zoning districts.

The Sandy City Land Development Code in Section 15-01-03 lists the nine criteria explaining the intent and purpose of the Ordinance. The purpose and criteria are:

15-01-03 Purpose

This Code shall establish Zone Districts within Sandy City. It shall provide regulations within said districts with respect to the use, location, height of buildings and structures, the use of land, the size of lots, yards and other open spaces, and the density of population. This Code shall provide methods of administration and enforcement and provide penalties for the violation thereof. It shall establish boards and commissions and define their powers and duties. It shall also provide for planned development within Sandy City. Specifically, this Code is established to promote the following purposes:

General

1. To enhance the economic well-being of Sandy City and its inhabitants;
2. To stabilize property values;
3. To facilitate adequate provision for transportation, water, sewage, schools, parks and other public requirements;
4. To facilitate the orderly growth and development of Sandy City;

Implementation of General Plan

5. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

Comprehensive, Consistent and Equitable Regulations

6. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

Efficiently and Effectively Managed Procedures

7. To promote fair procedures that are efficient and effective in terms of time and expense;
8. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and
9. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed ordinance amendment is consistent with the purpose of statement #6. These provisions would allow for a system of fair, comprehensive, consistent and equitable regulations, standards and procedures that are required of all proposed development within Sandy City. The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City.

STAFF RECOMMENDATION:

The Community Development Department respectfully requests that the City Council adopt the proposed ordinance amendment as shown in **Exhibit "A"**, for the following reasons:

- i The proposed ordinance amendment is consistent with the Purpose of the Land Development Code.
- ii The proposed ordinance amendment is consistent with the Goals and Policies of the General Plan.
- ii The proposed ordinance amendment will provide greater flexibility during the review of development projects adjacent to the Government Center block (City Hall).

Exhibit "A"

15-04-03 **Standards Applicable to General Commercial Zone Classifications.**

A. **Central Business District (CBD)**

12. **Uses And Standards Unique To The "Office Park District." (CBD-O)**

a. **Building Height.**

- (1) **Minimum Height.** Buildings shall be at least four [4] stories in height, except as permitted below.
 - (2) **Maximum height.** Buildings shall be no taller than one hundred forty [140] feet in height, west of State Street.
 - (3) **Exceptions to building height.**
 - (a) For buildings that are within 250 feet of an R-1 Residential District, the maximum height shall be 35 feet.
 - (b) Structures adjacent to State Street shall be limited to three stories within 100 feet of the street with an increase of two stories for each additional 30 foot setback up to a maximum of ten stories.
 - (c) Ancillary buildings, as may be approved by the Planning Commission, may be one story tall, provided the structure is built concurrently with the remaining project building.
 - (d) ***Structures within the Government Center block (those properties bounded on the north and east by Civic Center Drive, on the west by Monroe Street and on the south by Sego Lily Drive), may be built to a minimum of two stories. Any structures south of City Hall shall be a maximum of two stories.***
13. **Architectural Design.** Building structures shall be reviewed with the intent to promote a diversity in design and to encourage signature buildings in order to set the Office Park District apart from the other portions of the CBD Zone. Structures shall have exterior designs which are compatible with surrounding developments, vegetation, and topography. Each building shall incorporate brick (earth tone color). Remaining structural elements shall also use earth tone colors.
14. **Architectural Review Committee.** An Architectural Review Committee for the CBD Zone shall be established by Sandy City. The Committee shall be responsible for the review and recommendation of each site development plan as forwarded to them by the Community Development Director. They will also be responsible for recommending amendments and/or changes to the Development Code for the CBD Zone to the Planning Commission and City Council and any other design criteria, standards, and guidelines relating to the development of lots within the CBD Zone area.

MOTION: Scott Cowdell made the motion that documents be brought back to adopt the request to amend the Sandy Land Development Code, by amending Section 15-04-03(A)(12), "Central Business District", Uses and Standards Unique to the "Office Park District" (CBD-O) as recommended by the Planning Commission and Planning Staff, including an exception which allows buildings adjacent to the Government Center block to be a minimum of two [2] stories in height.

SECOND: Dennis Tenney

VOTE: Cowdell- Yes, Tenney- Yes, Smith- Yes, McCandless- Yes,
Anderson- Yes, Fairbanks- Yes, Saville- Yes

MOTION PASSED
7 in favor

4. Open Sandy City Budget

Public Hearing to open the Sandy City Budget to increase total appropriations in the Amphitheater Fund for Fiscal Year 2006-07. (See #5)

DISCUSSION: Assistant CAO Scott Bond explained that this proposed transfer to increase total appropriations within the Amphitheater Fund would come from two funding sources. The first is revenue from the sale of amphitheater box office tickets [\$30,000], and the second is from two corporate sponsorships [\$10,000].

The Public Hearing was opened and closed, as there were no comments.

VOTE: *See #5

COUNCIL ITEMS:

5. Funds Transfer: Amphitheater Fund (\$40,000)

Resolution #06-88 C - increasing appropriations in the Amphitheater Fund.

MOTION: Chris McCandless made the motion to adopt Resolution #06-88 C - increasing appropriations [\$40,000] in the Amphitheater Fund

SECOND: Scott Cowdell

VOTE: McCandless- Yes, Cowdell- Yes, Tenney- Yes, Smith- Yes,
Anderson- Yes, Fairbanks- Yes, Saville- Yes

MOTION PASSED

7 in favor

6. Adopting the Historic Sandy Neighborhood Plan

Ordinance #06-32 - adopting the Historic Sandy Neighborhood Plan.

The boundaries of the Historic Sandy Neighborhood Plan are roughly as follows: beginning at 9000 South and State Street, north along State Street to approximately 8400 South, east to approximately 700 East, south along 700 East to approximately 9000 South, west to State Street.

MOTION: Dennis Tenney made the motion to adopt Ordinance #06-32 - adopting the Historic Sandy Neighborhood Plan. The boundaries of the Historic Sandy Neighborhood Plan are roughly as follows: beginning at 9000 South and State Street, north along State Street to approximately 8400 South, east to approximately 700 East, south along 700 East to approximately 9000 South, west to State Street.

SECOND: Scott Cowdell

VOTE: Tenney- Yes, Cowdell- Yes, Smith- Yes, McCandless- Yes,
Anderson- Yes, Fairbanks- Yes, Saville- Yes

MOTION PASSED

7 in favor

7. Code Amendment: Residential Parking Requirement Restrictions/Definitions

Ordinance #06-31 - amending Title 15, of the Land Development Code, Revised Ordinances of Sandy City, by amending Section 15-05-04(H), "Residential Parking Requirements and Restrictions", and Section 15-15-02, "Definitions."

MOTION: Dennis Tenney made the motion to adopt Ordinance #06-31 - amending Title 15, of the Land Development Code, Revised Ordinances of Sandy City, by amending Section 15-05-04(H), "Residential Parking Requirements and Restrictions", and Section 15-15-02, "Definitions."

SECOND: Scott Cowdell

VOTE: Tenney- Yes, Cowdell- Yes, Smith- Yes, McCandless- Yes,
Anderson- Yes, Fairbanks- No, Saville- Yes

MOTION PASSED

6 in favor, 1 opposed

8. Canceling the November 7, 2006, City Council Meeting

Resolution #06-89 C - canceling the November 7, 2006, City Council Meeting for Election Night.

MOTION: Scott Cowdell made the motion to adopt Resolution #06-89 C - canceling the November 7, 2006, City Council Meeting for Election Night.

SECOND: Chris McCandless

**Cowdell-Yes, McCandless- Yes, Tenney- No, Smith- Yes,
Anderson- No, Cowdell- Yes, Fairbanks- No, Saville- Yes**

MOTION PASSED

4 in favor, 3 opposed

9. **Salt Lake Metropolitan Water Board Appointment**
Resolution #06- 90 C- appointing a representative from Sandy City to the Board of Directors of the Metropolitan Water District of Salt Lake City.

MOTION: Steve Fairbanks made the motion to adopt Resolution #06- 90 C- appointing a representative from Sandy City [Don Milne] to the Board of Directors of the Metropolitan Water District of Salt Lake City & Sandy.

SECOND: Dennis Tenney

VOTE: Fairbanks- Yes, Tenney- Yes, Smith- Yes, McCandless- Yes,
Anderson- Yes, Cowdell- Yes, Saville- Yes

MOTION PASSED

7 in favor

7. **MAYOR'S REPORT:**
a. Provided during Planning Meeting.

8. **CAO'S REPORT:**
a. Provided during Planning Meeting.

9. **COUNCIL OFFICE DIRECTOR'S REPORT:**
a. Provided during Planning Meeting.

10. **OTHER COUNCIL BUSINESS:**
a. Provided during Planning Meeting.

At approximately 7:25 p.m., Dennis Tenney made a motion to adjourn Council Meeting, motion seconded by Chris McCandless.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Linda Martinez Saville
Council Chairwoman

Naleen Wright
Council Office Manager